

GREENWOOD COMMON COUNCIL
SPECIAL MEETING MINUTES
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Mayor Charles Henderson called the special meeting to order at 6:00 p.m.

PRESENT: Council members Bruce Armstrong, Bill Bless, Ron Deer, John Gibson, Keith Hardin, Jessie Reed; Clerk-Treasurer Jeannine Myers; and City Attorney Shawna Koons-Davis.
Councilman Ron Bates was not in attendance.

RESOLUTION No. 06-12 – A Resolution of the Greenwood Common Council Waiving Noncompliance of Arbonne International, LLC Regarding the Submission of a Completed Statement of Benefits – Personal Property Form Prior to the Installation of New Equipment for Which Arbonne International Desires Property Tax Deduction. Mr. Bless moved to pass Resolution No. 06-12 through first reading. Second by Ms. Reed. Consultant Pat Sherman spoke on behalf of the Johnson County Development Corporation (JCDC). Cheryl Morphew, Director of the JCDC, told the Council that she believed Arbonne to be a tremendous asset to our community, recalling that they chose Greenwood over a number of different areas over a year ago. We are to be their premier Mid-West hub distribution facility. She introduced Richard Estalella, V-P of Warehousing and Distribution in the California office, who gave a brief background of the company – a skin care product company – and described the growth of the company. He indicated that Arbonne plans to move 70% of their orders (over 400,000 orders shipped a month) to Greenwood. Mr. Estalella mentioned that conferences held at the new facility should also help to stimulate the local economy. Steven Pierce, Director of Warehouse Operations at the new facility, spoke next and again stressed the rapid growth of the company. In response to Mr. Hardin, Mr. Estalella estimated there would be 400 new jobs at the distribution facility. Vote: Ayes. **PASSED FIRST READING.**

RESOLUTION No. 06-13 – A Resolution Declaring Certain Personal Property for Tax Abatement and Setting the Time and Place for a Public Hearing Thereon (Arbonne International, LLC). Mr. Hardin moved to pass Resolution No. 06-13 on first reading. Second by Mr. Bless. Mr. Armstrong expressed concern that 95% of the jobs Arbonne is proposing are below the current Johnson County average wage. He added that the request for abatement involves 2/3 of the total taxes that would be available, and part of that comes from the aggressive depreciation of the equipment. Mr. Sherman pointed out that there is a limitation of 35% of the assessed value – on the personal property tax form itself. The equipment is never depreciated down to zero, he added. Vote: Ayes – Bless, Deer, Gibson Hardin, Reed; Nay – Armstrong. **PASSED FIRST READING.**

Ms. Koons-Davis mentioned that the Council might desire to waive the public hearing (amending the resolution to delete all references to the public hearing) and confirmatory resolution at their July 5th meeting, in light of the July 10th grand opening. This had been done for United Natural Foods in a similar situation.

RESOLUTION No. 06-14 – A Resolution Declaring Certain Real Property Improvements for Property Tax Abatement and Setting the Time and Place for a Public Hearing Thereon (SSI Properties, Inc.). Mr. Gibson moved to pass Resolution No. 06-14 through first reading. Second by Mr. Deer. Ms. Morphew described the “small, home-grown” company that has outgrown their facility and have identified property in Precedent South Business Park. They are looking to double the size of their facility, she said. She introduced Monty Hopkins, who is the president of Sign Solutions and Michael Plum, vice-president of sales and marketing. Mr. Plum gave a brief background of the company, which started in the basement of his house. He described Sign Solutions as a full-service architectural sign company, doing everything from banners to electronic message

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centers, and gave examples of their customer base. The company now has 12 employees and reiterated that they will double the size of their building. They are constantly adding new machinery and new fabricating methods, said Mr. Plum, and the new facility will help them. Mayor Henderson described his visit to the facility and told the Council that he was impressed with the technology used in sign making. He told the Council that he understands SSI is the first company in the State to manufacture signs with Braille and encouraged the Council to support this company. This led to discussion of the number of employees estimated over 10 years. Ms. Morphew said JCDC also cautioned them to be conservative with the estimate and would much rather see 10 to 15 employees as opposed to a high end of 20. Vote: Ayes. **PASSED FIRST READING.** At this time, Mr. Deer moved to suspend the rules in order to consider second reading. Second by Mr. Bless. Vote: Ayes. **RULES SUSPENDED.** Mr. Gibson then moved to pass Resolution through second reading. Second by Mr. Armstrong. Vote: Ayes. **PASSED SECOND READING.**

With no further business, the meeting adjourned at 6:33 p.m.

Charles E. Henderson, Mayor

Jeannine Myers, Clerk-Treasurer